

AVERAGE GRADE AROUND RESIDENCE:

63.6+63.7+63.9+64.1+64.0+64.2+63.9+63.6+
64.0+62.5+62.5+63.9+63.8+63.8 = 891.5/14 = 63.68

ELEVATION OF ROOF PEAK = 78.55
ELEVATION OF ROOF EAVE = 73.11
ELEVATION OF ROOF MIDPOINT = 78.5+73.11 = 151.66/2 = 75.83

HEIGHT OF RESIDENCE:

ELEVATION OF ROOF MIDPOINT - AVERAGE GRADE = 75.83-63.68 = 12.15 FEET

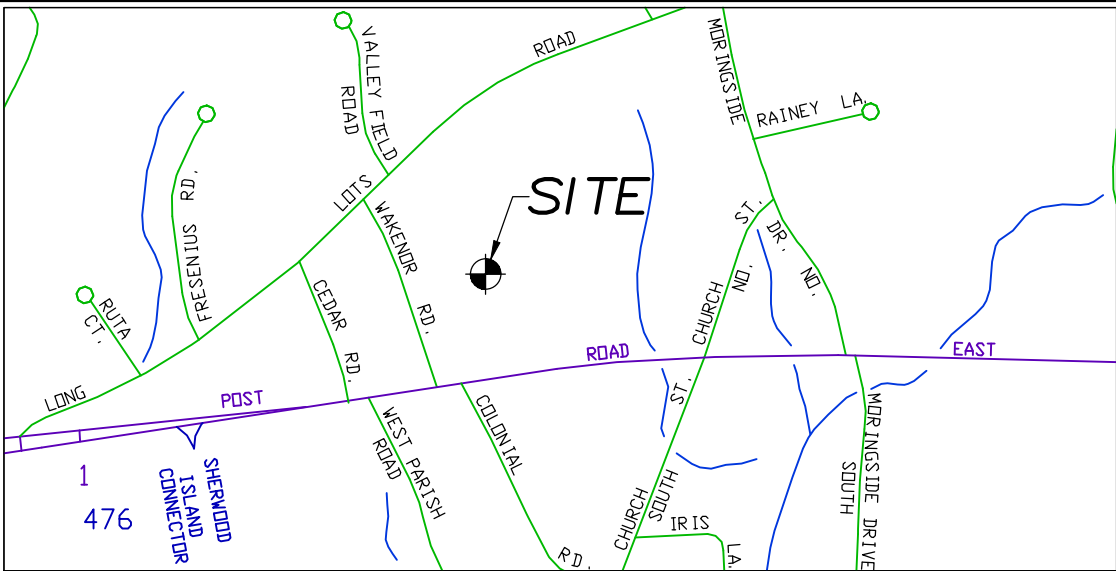
ELEVATION OF FRONT DOOR SILL = 64.90

EXISTING BUILDING COVERAGE:

RESIDENCE & DECK 1,538.4 SQ. FT.
METAL SHED 76.3 SQ. FT.
TOTAL EXISTING BUILDING COVERAGE 1,614.7 SQ. FT. = 18.29 %

EXISTING LOT COVERAGE:

TOTAL EXISTING BUILDING COVERAGE 1,614.7 SQ. FT.
STONE DRIVEWAY 372 SQ. FT.
TOTAL EXISTING LOT COVERAGE 1,986.7 SQ. FT. = 22.51 %



LOCATION MAP

SCALE: 1" = 800'

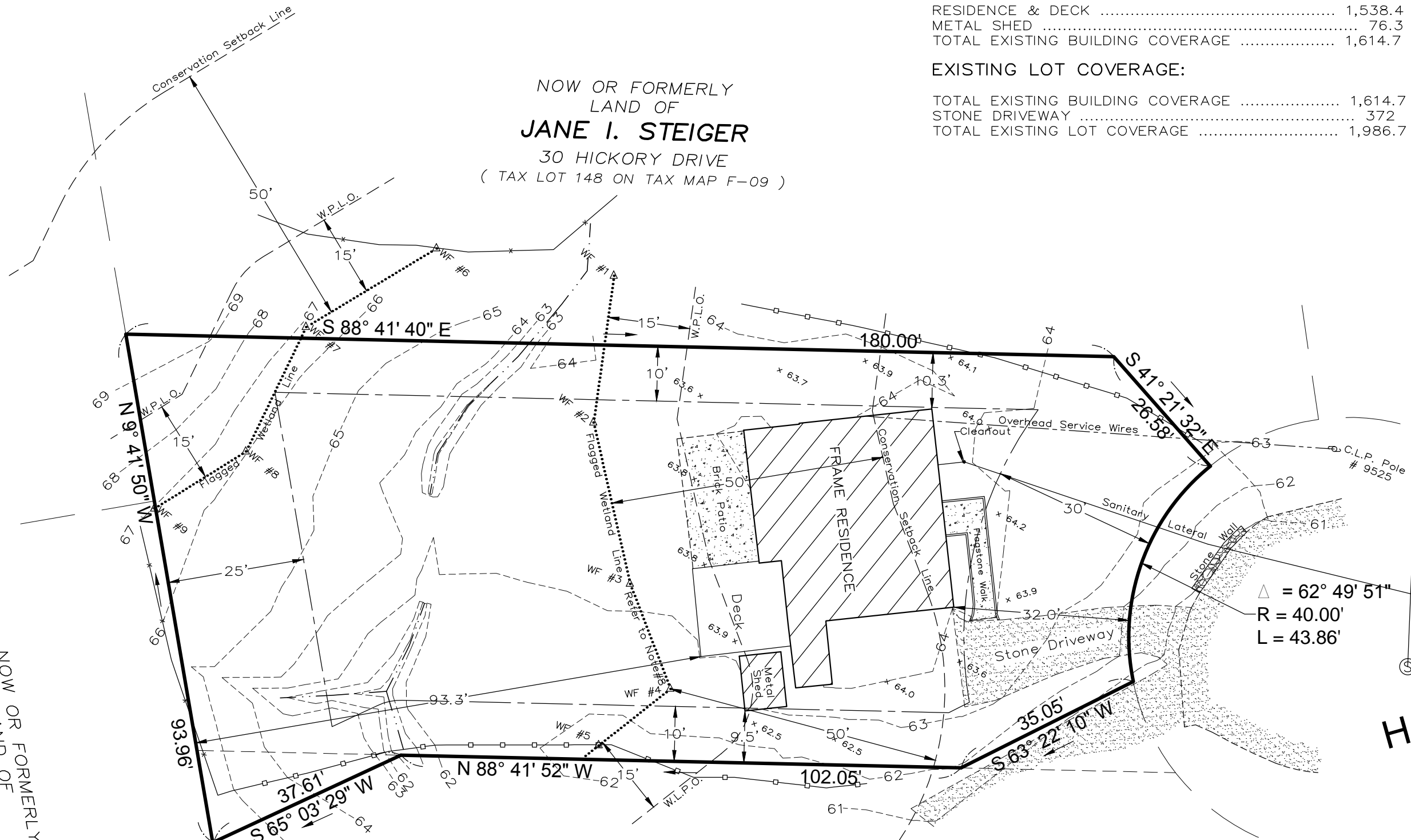
BASE LOT CALCULATION
(ALL ENTRIES IN SQUARE FEET)

1	GROSS LOT AREA		= 13,642 SQ. FT.
2	ABOVE-GROUND UTILITY EASEMENTS	= 0 SQ. FT.	
3	STREET AND ROAD	= 0 SQ. FT.	
4	OTHER EXCLUSIVE SURFACE EASEMENT	= 0 SQ. FT.	
5	TOTAL EASEMENTS AND ROADS (Sum of Lines 2, 3 and 4)		= 0 SQ. FT.
6	WETLANDS AREA	= 6,020 SQ. FT.	
7	STEEP SLOPES OF 25% OR GREATER	= 0 SQ. FT.	
8	TOTAL WETLANDS/SLOPES (Sum of Line 6 & 7)	= 6,020 SQ. FT.	
9	WETLANDS/SLOPES REDUCTION 0.8 x LINE # 8	= 4,816 SQ. FT.	
10	BASE LOT AREA (Lines 1, Minus Line 5 and Line 9)		= 8,826 SQ. FT.

NOW OR FORMERLY
LAND OF
JANE I. STEIGER
30 HICKORY DRIVE
(TAX LOT 148 ON TAX MAP F-09)

NOW OR FORMERLY
LAND OF
JOHN J. MIGLIARESE
6 WAKENOR ROAD
(TAX LOT 196 ON TAX MAP F-09)

NOW OR FORMERLY
LAND OF
**ANDREW HUXSAW &
KARA A. BURRITT**
4 WAKENOR ROAD
(TAX LOT 197 ON TAX MAP F-09)



NOW OR FORMERLY
LAND OF
DEREK NOLAN & CATHERINE LUALHAT
31 HICKORY DRIVE
(TAX LOT 146 ON TAX MAP F-09)

HICKORY DRIVE

EXISTING CONDITIONS
ZONING/LOCATION SURVEY
MAP OF PROPERTY

PREPARED FOR

Bridgewell Capital LLC

33 HICKORY DRIVE

WESTPORT, CONNECTICUT

SCALE: 1" = 20'

DEC. 18, 2019

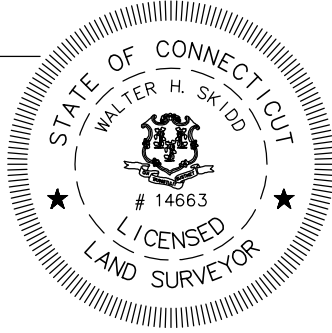
FLAGGED WETLAND LINE LOC.: JAN. 7, 2020



WALTER H. SKIDD - LAND SURVEYOR LLC

To the best of my knowledge and belief this map is
substantially correct as noted hereon.

WALTER H. SKIDD, L.S. Conn. Reg. # 14663
1992 STRATFIELD ROAD - FAIRFIELD, CONN.
TELEPHONE (203) 373-0401



AREA = 13,642 SQ. FT.
or 0.3132 AC.

THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSED.
ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY
INTENDED IS A MISUSE OF THIS INFORMATION AND
RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY
ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS
SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL,
RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS
FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION
IS NOT TRANSFERABLE.

THE SURVEY AND DECLARATION SHOWN HEREON IS
NULL AND VOID WITHOUT THE LICENSED SURVEYORS
LIVE SIGNATURE OR EMBOSSED SEAL.

EMBOSSSED SEAL

NOTES:

- 1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.
- 2) THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION MAP, ZONING. THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.
- 3) THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
- 4) THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T-2 STANDARDS, REFERS TO APPROXIMATE NAVD '88 DATUM.
- 5) THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 147 ON ASSESSOR'S MAP F-09.
- 6) THE SUBJECT PROPERTY IS LOCATED IN 'A' RESIDENCE ZONE.
- 7) THE SUBJECT PROPERTY IS OWNED BY BRIDGEWELL CAPITAL LLC REFER TO RECORD DEED VOL. 3928, PG. 233 ON FILE IN THE OFFICE OF THE WESTPORT TOWN CLERK.
- 8) THE WETLAND BOUNDARY LINE FLAGGED BY ALEKSANDRA MOCH, SOIL & WETLAND SCIENTIST ON JAN. 4, 2020.
- 9) THE SUBJECT PROPERTY IS LOCATION IN FLOOD ZONE "X" AS SHOWN ON FEMA MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP FAIRFIELD COUNTY, CONNECTICUT PANEL 413 OF 626 CONTAINS: COMMUNITY: TOWN OF WESTPORT, NUMBER 090019, PANEL 0413, SUFFIX G, MAP NUMBER 09001C0413G MAP REVISED JULY 8, 2013".

MAP REFERENCE:

RECORD MAP # 9567, W.L.R. ENTITLED "EQUAL AREA EXCHANGE OF 31 & 33 HICKORY DRIVE PREPARED FOR JANICE POLAND & LORETTA FRIMPTER FEBRUARY 5, 2003 SCALE: 1" = 20' WESTPORT, CONNECTICUT BLACK ROCK SURVEYORS" BY MICHAEL L. MCLEROY, L.L.S. No. 17250.

RECORD MAP # 2630, W.L.R. ENTITLED "PROPERTY OF SERENO JENNINGS WESTPORT, CONN. SCALE 1" = 40' JAN., 1950" CERTIFIED SUBSTANTIALLY CORRECT BY CHARLES S. LYMAN, SURVEYOR.